

# FOR SALE

PORT KELLS FREESTANDING WAREHOUSE

19299 96 Avenue  
Surrey, BC

SIGNIFICANT INTERIOR  
RENOVATIONS COMPLETED



 **FRONTLINE**  
REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS:

- 18,611 sf freestanding building
- Dock and grade loading
- Exposure onto 96 Avenue
- Asking price \$3,100,000

*For more information*  
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# FOR SALE

## PORT KELLS FREESTANDING WAREHOUSE

19299 96 Avenue  
Surrey, BC

### LOCATION

Situated in the major industrial hub of Port Kells, this warehouse provides businesses with a convenient and central location within the Lower Mainland. Strategically located on the 96 Avenue corridor, this building benefits from extensive east/west exposure.

### PROPERTY FEATURES

- 0.71 acres
- Zoned IL (light industrial)
- 22' clear ceiling height
- Oversized dock and grade loading doors
- Heavy 3 phase power
- 2,000 sf fenced yard (approximate)

### BUILDING MEASUREMENTS

13,673 sf warehouse  
2,528 sf ground floor offices  
2,236 sf mezzanine office  
174 sf mezzanine storage

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18,611 sf total

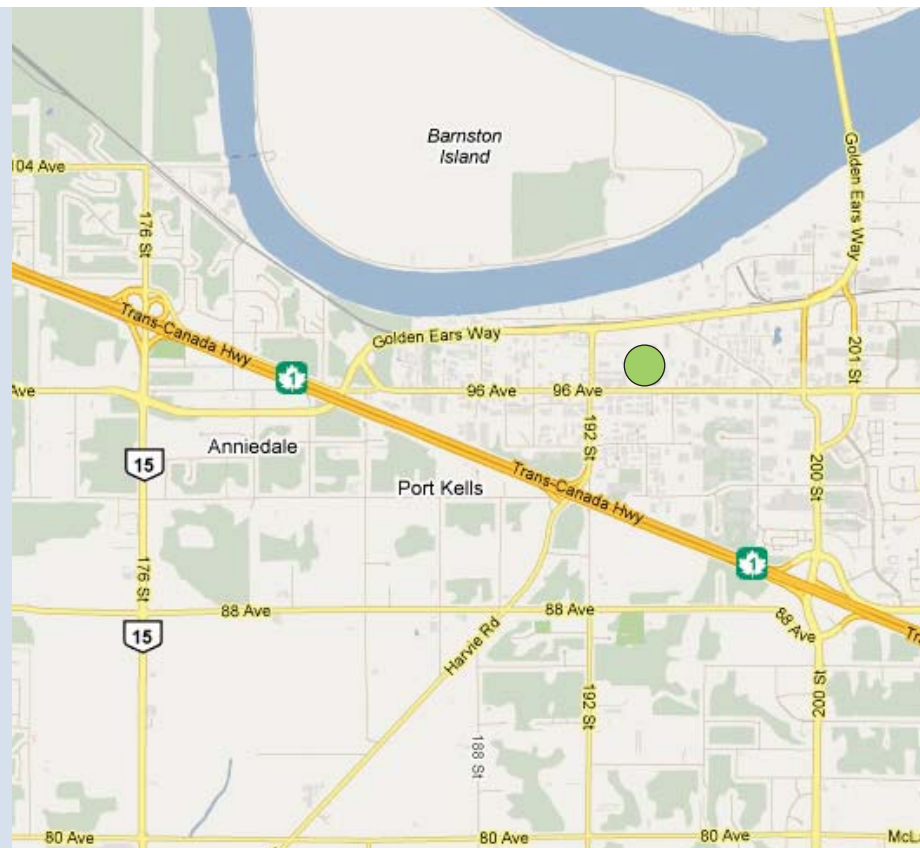
### ASKING PRICE

\$3,100,000

### PROPERTY TAXES

\$22,035.15 (2011)

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